

## **Topsfield Planning Board**

October 1, 2013

Chairman Morrison called the meeting to order at 8:00 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Ian De Buy Wenniger and Steven Hall. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Larry Beals, Gary Patch, Michael Walsh, Jim Wilkinson, Lucille Annis.

**Hickory Beech Roadway Drainage Update:** At this time, Project Manager Larry Beals, Meeting Way Corporation's representative, appeared before the Board to update the members on the status of the roadway drainage project along Hickory Lane as well as the final paving project of the subdivision's roadways. Mr. Beals informed the Board that the grass sod has been put in place on the grass strips which are 100% done. There is a performance contract such that grass would have to be replaced if it does not come back in the spring. The swale is done except for a small area in front of Lot 7. Although the contractor initially used trap rock, this material has been removed and a grass swale is now in place. Mr. Beals further noted that the pavers were removed from Lot 4 to construct the swale. Chairman Morrison reminded Mr. Beals of the Easement document and that the Planning Board must approve a change in product.

**Hickory Beech Pavement Update:** Mr. Beals further stated that he met with David Bond to review the schedule of values and they have mutually agreed on values for the completion of the infrastructure. Meeting Way Corporation put the finish pavement out to bid and US Pavement as low bidder was awarded the contract. The contractor did receive all documents including the As-Built Plan and specifications noting that structures had been paved over with binder coat over a steel plate. US Pavement proceeded with the finish coat and in the process paved over 24 manholes. They then proceeded to locate these structures when informed of their error and started digging holes and destroying pavement. They were told to stop by both Mr. Beals and David Bond. At this time, a plan is in place by US Pavement to completely mill and repave the two cul-de sacs and other stretches of the roadway where needed. The surfaces will be sealed by an infrared process to produce a smooth and seamless pavement throughout the entire roadway system.

**3 Beech Place (Lot 23):** At 8:15PM, Chairman Morrison initiated the discussion to consider the application of Patch Development LLC for 3 Beech Place (Lot 23) pursuant to the Topsfield General By-laws, Chapter 51, Storm Water Management And Erosion Control for a stormwater management permit for the construction of a single family dwelling, septic system and driveway for each lot under the eligible exemption, Section 5B of the Stormwater Rules And Regulations.

Project Manager Larry Beals, the applicant's representative, appeared before the Board to discuss the proposed site development plan for 3 Beech Place, Lot 23, and to request the issuance of a Stormwater Management Permit under this eligible exemption since the location of the project was under the jurisdiction of the Conservation Commission.

At this time, Chairman Morrison reviewed the buildable area definition which is a requirement of the Zoning Bylaw as it may apply to an open space development using Lot 23 as an example. Under the current definition of buildable area, as in the case of Lot 23, which is approximately 60,000 sq. ft. in area, there is a very limited area available to construct the house and septic which would be located outside the 100 foot buffer zone. In the case of Lot 23 the back lawn area is within the buffer zone as well as some encroachment into the buffer by the driveway. The remainder of the parcel is unbuildable and within jurisdictional areas. After discussing this issue, it was the consensus of the Board members to review the definition relative to the Open Space Bylaw for consideration of a zoning amendment at the 2014 Annual Town Meeting.

Upon review of the documentation and plan, Member Ian De Buy Wenniger made the motion to endorse a Storm Water Management And Erosion Control Plan entitled "Notice of Intent For a 4-Bedroom Dwelling at Lot 23 # 3 Beech Place Topsfield, MA" ; Dated: June 12, 2013, as revised July 17, 2013; Prepared by: Beals Associates Inc.; Prepared for: Patch Development LLC; Owned by: Patch Development LLC; Showing the Stormwater and erosion control engineering design for managing the stormwater run-off and subject to the following conditions:

1. The approval of the septic system by the Topsfield Board of Health as shown on said plan entitled "Notice of Intent For a 4-Bedroom Dwelling at Lot 23 # 3 Beech Place Topsfield, MA" ; Dated: June 12, 2013, as revised July 17, 2013;
2. Inspection of any proposed interceptor drains, trenches or devices during construction by Highway Superintendent/Stormwater Coordinator David Bond.
3. Subject to the Topsfield Conservation Commission's 2<sup>nd</sup> Amended Order of Conditions, #307-0522 under the Massachusetts Wetlands Protection Act; and the 2<sup>nd</sup> Amended Order of Conditions, #307-0522B under the Topsfield Wetlands General Bylaw;

Seconded by Member Jeanine Cunniff; so voted 5-0.

**16 Wildes Road / The Meadows Revised Site Plan:** Chairman Morrison initiated the review of the "marked-up" site plan denoting the revisions made by the Planning Board at the July 16<sup>th</sup> meeting. It was the determination of the Board not to sign this marked plan and requested an engineered planning denoting the changes and specifically showing the ADA access details for the sidewalks. In addition, a proper signature block should be included on both sheets. Ms. Knight was directed to contact Attorney Mann on this matter.

**Proposed Zoning Amendments:** Chairman Morrison noted that the Board needs to decide on what revisions it may want to address at the 2014 town meeting. The Board last spring recommended the temporary moratorium for the medical marijuana treatment centers which expires in 2014 and must be addressed at town meeting. She requested the members to look at the recently passed amendment by the Town of Ipswich for direction and also to review the definition of buildable area as it relates to the Open Space Bylaw.

The meeting was adjourned at 10:02 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator